

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF OHIO  
EASTERN DIVISION

In re: :  
: Case No. 17-50897  
: (Jointly Administered)  
RICOP CONSTRUCTION CO., *et al.*, :  
: Chapter 7  
:   
Debtors. : Judge C. Kathryn Preston

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This filing Affects:

\_\_\_\_\_ All Debtors  
X Ricop Construction Co.  
      (17-50897)  
X LJW-Ricop Enterprises Inc.  
      (17-50898)  
\_\_\_\_\_ LJW-1 Ricop LLC  
      (17-50899)  
\_\_\_\_\_ LJW-2 Ricop LLC  
      (17-50901)  
\_\_\_\_\_ LJW-3 Ricop LLC  
      (17-50902)  
\_\_\_\_\_ LJW-4 Ricop LLC  
      (17-50904)  
\_\_\_\_\_ LJW-5 Ricop LLC  
      (17-50905)

AMENDED  
**MOTION BY CHRISTAL L. CAUDILL, TRUSTEE FOR AN ORDER**  
**(1) AUTHORIZING THE TRUSTEE TO SELL AT PUBLIC AUCTION ASSETS OF**  
**RICOP CONSTRUCTION CO. AND LJW-RICOP ENTERPRISES, INC.; (2)**  
**AUTHORIZING THE SALE OF THE ASSETS TO BE FREE AND CLEAR OF LIENS,**  
**CLAIMS, INTERESTS AND ENCUMBRANCES; (3) APPROVING THE AUCTION**  
**SALE PROCEDURES AND PAYMENT TO AUCTIONEER**

Christal L. Caudill, Trustee (the “Trustee”), the Trustee in the Chapter 7 cases of Ricop Construction Co. and LJW-Ricop Enterprises, Inc. (the “Debtors”) moves the Court for the entry of an Order pursuant to the provisions of 11 U.S.C. §§105, 328, 330, and 363, Federal Rules of Bankruptcy Procedure 2002, 2016, and 6004 and Local Bankruptcy Rules 2016-1 and 6004-1 authorizing the Trustee to sell the following described business assets upon the following terms and conditions:

1. **MOTOR VEHICLES TO BE SOLD** – The Trustee requests authority to sell a 2004 Hummer H2, 2010 Camaro, and a 2011 Ford F150 (the “Motor Vehicles”). The Motor Vehicles are owned by Ricop Construction Co. The 2004 Hummer H2 is valued on debtor’s schedules at \$8,000; the 2010 Camaro is valued on debtor’s schedules at \$16,000; the 2011 Ford F150 is valued on debtor’s schedules at \$4,000.

2. **OFFICE FURNITURE AND OTHER BUSINESS PROPERTY TO BE SOLD** –

The Trustee requests authority to sell a Skidsteer, Auger Bits and attachments owned by LJW-Ricop Enterprises, Inc., office furniture, fixtures, and warehouse equipment owned by Ricop Construction Co. The debtors valued the Skidsteer, Auger Bits and attachments, office furniture, fixtures, and warehouse equipment as unknown in its bankruptcy schedules. The auctioneer believes these assets to be collectively valued at approximately \$20,000.

3. **THE AUCTION SALE OF THE MOTOR VEHICLES AND BUSINESS ASSETS** -

The Trustee requests authority to sell the Motor Vehicles, Skidsteer, Auger Bits and attachments, office furniture, fixtures, and warehouse equipment (collectively referred to as “Assets”) at a public auction (the “Auction”) upon the following terms and conditions:

A. The Auctioneer – The auctioneer will be Chris Davis dba Auction Ohio (“Auctioneer”). The Trustee has filed a separate Application to Employ the Auctioneer which was granted by this Court on June 26, 2017 (See Doc. No. 46).

B. The Auction – The Auction will be an online absolute auction with no minimum bid. The Auction will begin at 9:00 a.m. on August 14, 2017 and end on September 7, 2017 at 7:00 p.m. The Auction will be managed by the Auctioneer using its website (www.auctionohio.com) and related electronic communication services. The Assets will remain at the Debtors’ Premises throughout the auction process and purchasers will pick up their purchases at the Debtors’ business location located at 2040 Fairwood Avenue, Columbus, Ohio.

C. The Successful Bidder – The person or entity making the highest bid (“Highest Bid”) for the Assets at the conclusion of the Auction will be the “Successful Bidder” (or the “Purchaser”). The amount of the Highest Bid will be the “Purchase Price”.

D. The Payment of the Auctioneer and Expenses - Trustee seeks authority to pay to the Auctioneer a commission of fifteen percent (15.00%) of the gross proceeds from the proceeds of the auction. Auctioneer will pay any sales and advertisement costs from its commission and Trustee will not be required to pay any such costs or expenses.

E. Conveyance of Title to the Assets – The Trustee shall convey title to the Assets by execution and delivery of a Bill of Sale and Certificate of Title to the Motor Vehicles.

F. Sale of the Assets Free and Clear of Liens, Claims, Interests and Exclusions – The Trustee requests that the Court order that pursuant to the provisions of 11 U.S.C. § 363 the sale of the Assets shall be free and clear of all liens, claims, interests and encumbrances to the maximum extent allowable and any liens, claims, interests or encumbrances regarding the Assets

will transfer to the proceeds from the sale of the Assets in the same order and priority as existed on the date of the filing of the Debtors' bankruptcy case.

G. "As Is" Transaction - The Trustee requests that the Court order that the Trustee shall not be required to make any representations or warranties of any kind whatsoever, express or implied, with respect to any matter relating to the condition of the Assets including the physical condition of any tangible asset or improvements thereto, and that the Purchaser shall accept the Assets at the Closing "as is," "where is," and "with all faults" and based solely upon the Purchaser's inspection and in the Assets' condition at the time of the closing.

H. Distribution of Proceeds - Upon completion of the sale, Trustee seeks authority to pay to the Auctioneer a commission of fifteen percent (15.00%) of the gross proceeds from the auction. The net proceeds shall be delivered to the Bankruptcy Estate.

A memorandum in support of this Motion follows.

Respectfully submitted,

/s/ Christal L. Caudill  
Christal L. Caudill (0068032)  
Caudill Law Group  
3757 Attucks Drive  
Powell Ohio 43065  
Telephone: (614) 389-4942  
Facsimile: (614) 389-3857  
clcaudill@caudill-law.com

## **MEMORANDUM IN SUPPORT OF MOTION**

### **I. JURISDICTION**

1. This Court has jurisdiction over this Motion pursuant to 28 U.S.C. §§ 157 and 1334 and the General Order of Reference entered in this District. Venue of the Debtors' Chapter 7 Case is proper pursuant to 28 U.S.C. §§ 1408 and 1409. The basis for the relief sought herein are §§ 105, 328, 330 and 363 of the Bankruptcy Code and Federal Rules of Bankruptcy Procedure 2002, 2016, and 6004 and Local Bankruptcy Rules 2016-1 and 6004-1.

### **II. BACKGROUND**

1. The Debtors, Ricop Construction Co. ("Ricop") and LJW-Ricop Enterprises, Inc. ("LJW") filed their voluntary petitions under chapter 7 of the Bankruptcy Code on February 20, 2017 (the "Petition Date"). Christal L. Caudill is the duly appointed trustee in both cases. The 341 meeting of creditors was held on April 4, 2017.

2. Among the assets of this estate is Ricop's interest in general office furniture and fixtures, office and warehouse equipment, and 3 vehicles, specifically, a 2004 Hummer H2, 2010 Camaro, and a 2011 Ford F150 (see attached Exhibit "A" for a detailed inventory).

3. Debtor, Ricop, is an Ohio for-profit corporation, formed on October 9, 1990. Ricop acted as a commercial general contractor, primarily in the Midwest region. A large degree of Ricop's work centered around the construction and renovation of automobile dealerships. Debtor operated its business at 2040 Fairwood Avenue, Columbus, Ohio.

4. Debtor, LJW is an Ohio for-profit corporation, formed on April 29, 1997. LJW also operated from 2040 Fairwood Avenue, Columbus, Ohio. In the fall of 2014, largely as a result of the oil and gas boom in Southeast Ohio and neighboring states, the decision was made to create five (5) wholly owned subsidiaries of LJW, with the idea that each subsidiary would

perform construction projects in a designated industry. Other than its status as the sole member of the five (5) wholly owned subsidiaries, LJW has had very little business activity since its inception. The only asset of LJW to be sold in this auction is a Skidsteer, Auger Bits and attachments (see attached Exhibit "B"). The Subsidiaries own no assets to be sold in this Auction.

5. The Trustee filed an Application to Employ Chris Davis dba Ohio Auction on May 24, 2017 (Doc. No. 32).

6. The Court entered an Order on June 26, 2017 authorizing the Trustee to employ Chris Davis as Auctioneer for the Trustee (Doc. No. 46).

7. The Trustee's Motion requests authority to sell the Assets at Auction and for related relief associated with the proposed sale of the Assets.

### **III. THE LEGAL SUPPORT FOR THE SALE OF THE ASSETS UPON THESE TERMS AND CONDITIONS**

#### **1. Basis for Sale of the Assets Free and Clear of Liens and Other Interests**

Under the terms and conditions of the proposed sale of the Assets, the Trustee must convey marketable title free and clear of liens. Accordingly, the Trustee requires the entry by the Court of an Order approving the sale of the Assets free and clear of liens, claims, interests and encumbrances. This provision is traditional in bankruptcy asset sales and is an important protection for a purchaser. Accordingly, it is a key provision that must be included in the sale of the Assets to the Purchaser.

Trustee is unaware of any party who may claim a security interest in any of the Assets. Debtors' Schedule D lists no other secured creditors. Debtor, Ricop, has a real estate lease agreement with 2040 Enterprise, Ltd. The lease agreement purports to claim a security interest in the Assets; however, Trustee has checked the records of the Ohio Secretary of State and has

discovered no valid security interest. In the event liens exist of which the Trustee is unaware, she seeks an order directing that any and all liens, claims, and encumbrances against the Assets to be sold attach to the proceeds of the sale, in the same order, amount, and priority as they exists against the Assets.

Section 363(f) of the Bankruptcy Code provides that the Trustee may sell property under § 363(b) free and clear of any interest in such property of an entity other than the estate only if one of the following conditions is satisfied:

- A. applicable nonbankruptcy law permits sale of such property free and clear of such interest;
- B. such entity consents;
- C. such interest is a lien and the price at which such property is to be sold is greater than the aggregate value of all liens on such property;
- D. such interest is in a bona fide dispute; or
- E. such entity could be compelled, in a legal or equitable proceeding, to accept a money satisfaction of such interest.

Trustee believes that the requirements of Sections 363(b) and 363(f) are satisfied. To approve a sale under Section 363, a Bankruptcy Court should look for “a good business reason” for the sale. Stephens Industries, Inc. v. McClung, 789 F.2d 386, 389 (6th Cir.1986). Courts should also determine if the proposed sale is in the best interests of the bankruptcy estate. In re Phoenix Steel Corp., 82 B.R. 334 (Bankr. D. Del 1987). Trustee believes that a sound business reason exists for this sale and that the proposed sale is in the best interests of the estate. Trustee does not believe that she can sell the assets in a manner that will yield a higher net return to the bankruptcy estate. Trustee considered a number of alternatives and determined that the retention

of Auctioneer and the procedures proposed by Auctioneer, and as set forth in this Motion, will allow her to maximize the net recovery to the bankruptcy estate. Trustee further believes that any delay in the sale of the assets will result in a diminution of their value and of the proceeds which the Trustee could obtain.

**2. Basis of the Purchaser as Good Faith Purchaser**

“When a bankruptcy court authorizes a sale of assets pursuant to section 363(b)(1), it is required to make a finding with respect to the ‘good faith’ of the purchaser.” In re Abbots Dairy, Inc., 788 F.2d 143, 149-50 (3<sup>rd</sup> Cir. 1986). The purpose of such a finding is to facilitate the operation of § 363(m) of the Bankruptcy Code, which provides a safe harbor for Purchaser of a debtor’s property when the purchase is made in “good faith.”

In this case, the Purchaser will constitute a good faith purchaser. The proposed purchase will be the result of an Auction conducted in good faith and at arm’s length and which is a fair and reasonable means of selling the Assets.

**3. Notice**

Section 363 of the Bankruptcy Code, Bankruptcy Rule 6004 and Local Bankruptcy Rule 6004-1 require the Trustee to provide notice of, and an opportunity for hearing on any sale of estate property not in the ordinary course of business. Notice of the proposed sale of the Assets is being given to all entities, creditors and parties in interest in the Debtors’ Cases. Accordingly, the notice requirements of sections of both the Bankruptcy Code and the relevant Rules are satisfied.

**4. Other Terms and Conditions**

All of the other terms and conditions of the Auction are fair and reasonable and are consistent with common practice for the sale of commercial assets.



For the foregoing reasons, the Trustee states that cause exists to grant the Trustee's Motion and the Trustee requests that the Court enter an Order granting the Motion and authorizing the sale of the Assets and authorizing payment of the Auctioneer from the proceeds as set forth in the Motion.

/s/ Christal L. Caudill  
Christal L. Caudill, Esq.  
*Attorney for Christal L. Caudill, Trustee*

**NOTICE OF FILING OF MOTION**

Notice is hereby given that Christal L. Caudill, Trustee herein, has filed the following papers with the Court: Amended Motion By Christal L. Caudill, Trustee For An Order (1) Authorizing the Trustee to Sell at Public Auction Assets of Ricop Construction Co. and LJW-Ricop Enterprises, Inc.; (2) Authorizing the Sale of The Assets to be Free and Clear of Liens, Claims, Interests and Encumbrances; (3) Approving the Auction Sale Procedures and Payment to Auctioneer.

**Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in the bankruptcy case. (If you do not have an attorney, you may wish to consult one.)**

If you do not want the court to grant the relief sought, or if you want the Court to consider your views thereon, then on or before twenty-one (21) days from the date of service of this notice, you or your attorney must:

File with the Court a written request for a hearing along with a written response or an answer explaining your position. This pleading must be filed at Clerk of Courts, United States Bankruptcy Court, 170 N. High Street, Columbus, Ohio 43215. If you mail your request and response to the Court for filing, you must mail it early enough so the Court will receive it on or before the date stated above. The Court will send out a notice of hearing. You must also mail a copy to:

Christal L. Caudill  
3757 Attucks Drive  
Powell Ohio 43065

If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in the Application and may enter an order granting that relief pursuant to the provisions of Local Bankruptcy Rule 9013. This may include the Clerk entering a form order as proscribed by this Local Rule.

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing Amended Motion By Christal L. Caudill, Trustee For An Order (1) Authorizing the Trustee to Sell at Public Auction Assets of Ricop Construction Co. and LJW-Ricop Enterprises, Inc.; (2) Authorizing the Sale of The Assets to be Free and Clear of Liens, Claims, Interests and Encumbrances; (3) Approving the Auction Sale Procedures and Payment to Auctioneer was served (i) **electronically** on the date of filing through the court's ECF System on all ECF participants registered in this case at the email address registered with the court and (ii) by **ordinary U.S. Mail**, postage prepaid on **July 7, 2017** addressed to:

All parties on the attached list

/s/Christal L. Caudill  
Christal L. Caudill

Label Matrix for local noticing  
0648-2

Case 2:17-bk-50897

Southern District of Ohio

Columbus

Fri Jul 7 12:50:01 EDT 2017

Thomas R Allen  
Allen Kuehnle Stovall & Neuman LLP  
17 South High Street, Suite 1220  
Columbus, OH 43215-3441

2040 Enterprise Ltd.  
125 Hillcrest Dr.  
Lancaster, OH 43130-7400

Alpha Associates, Incorporated  
c/o Richard A. Colebank  
209 Prairie Avenue  
Morgantown, WV 26501-5934

Aarons 81 US 40 LLC  
81 US 40 SW  
London OH 43140-8898

Ascension Capital Group, Inc.  
PO Box 165028  
Irving, TX 75016-5028

Asst US Trustee (Col)  
Office of the US Trustee  
170 North High Street  
Suite 200  
Columbus, OH 43215-2417

Attn: BMW Bank of North America Department  
Ascension Capital Group  
Account: XXXXX6701  
P.O. Box 165028  
Irving, TX 75016-5028

AuF Drug Testing Service  
26101 Village Ln. Suite 302  
Cleveland, OH 44122-7525

BMW Bank of North America  
c/o Ascension Capital Group  
P.O. Box 165028  
Irving, TX 75016-5028

BMW Bank of North America  
PO Box 78066  
Phoenix, AZ 85062-8066

(p)BMW FINANCIAL SERVICES  
CUSTOMER SERVICE CENTER  
PO BOX 3608  
DUBLIN OH 43016-0306

Barry Farmer Draperies, Inc.  
11635 Deerfield Rd.  
Cincinnati, OH 45242-1421

Becky Beatty  
125 Hillcrest Dr.  
Lancaster, OH 43130-7400

Christal Caudill  
3757 Attucks Drive  
Powell, OH 43065-6080

Christal L Caudill  
3757 Attucks Drive  
Powell, OH 43065-6080

Caudill Law Group  
3757 Attucks Dr.  
Powell, OH 43065-6080

Chase Card Services  
c/o Cardmember Service  
PO Box 94014  
Palatine, IL 60094-4014

Christopher J. Minnillo  
1500 W. Third Avenue, Suite 210  
Columbus, Ohio 43212-2817

Comcast Cable  
PO Box 7500  
Southeastern, PA 19398-7500

Cook Brothers Bldg. & Excav Inc.  
4006 Freedom Hwy. Ste. 1  
Fairmont, WV 26554-0001

Cook Brothers Building & Excavating, Inc  
c/o Kenneth Cook  
4006 Freedom Hwy., Ste. 1  
Fairmont, WV 26554-0001

(p)AUCTION OHIO  
6555 BUSCH BOULEVARD SUITE 230  
COLUMBUS OH 43229-1790

Dominion Energy Transmission, Inc.  
120 Tredegar Street  
Richmond, VA 23219-4306

Dominion Transmission, Inc.  
c/o Steptoe & Johnson PLLC  
400 White Oaks Blvd.  
Bridgeport, WV 26330-4500

Donald Schofield & Assoc., Inc.  
72 Mill Street  
Gahanna, OH 43230-3012

Duke Energy Ohio, Inc.  
PO Box 1326  
Charlotte, OH 28201-1326

Emens & Wolper Law Firm  
One Easton Oval Suite 550  
Columbus, OH 43219-8033

Emens & Wopler Law Firm, LPA  
One Easton Oval, Suite 500  
Columbus, OH 43219-6061

Fairfield Heating & Cooling, Inc.  
512 S. Broad St.  
Lancaster, OH 43130-4326

Harry Green Chevrolet, Inc.  
c/o Harry L. Green, III  
Route 50 East  
Clarksburg, WV 26302

Vincent L. Holzhall  
Steptoe & Johnson PLLC  
41 South High Street  
Huntington Center, Suite 2200  
Columbus, OH 43215-3406

INTERNAL REVENUE SERVICE  
PO BOX 7346  
PHILADELPHIA, PA 19101-7346

Indiana Department of Revenue  
P.O. Box 7206  
Indianapolis, IN 46207-7206

J. Yankle Company Ltd.  
6061 Taylor Road  
Columbus, OH 43230-3211

Key Blue Prints Inc.  
195 E. Livingston Ave.  
Columbus, OH 43215-5793

Kris-Krete Concrete  
Attn: David Moore  
PO Box 945  
Charleston, WV 25323-0945

LJW-1-Ricop LLC  
2040 Fairwood Avenue  
Columbus, OH 43207-1735

LJW-2-Ricop LLC  
2040 Fairwood Avenue  
Columbus, OH 43207-1735

LJW-3 Ricop LLC  
2040 Fairwood Avenue  
Columbus, OH 43207-1735

LJW-4 Ricop LLC  
2040 Fairwood Avenue  
Columbus, OH 43207-1735

LJW-5 Ricop LLC  
2040 Fairwood Avenue  
Columbus, OH 43207-1735

LJW-Ricop Enterprises Inc.  
2040 Fairwood Avenue  
Columbus, OH 43207-1735

Lawn Jon Grounds Care Inc.  
3601 Summit Road  
Pataskala, OH 43062-8878

Lee Westfell  
Isaac Wiles Burkholder & Teetor LLC  
Two Miranova Place, Suite 700  
Columbus, OH 43215-5098

Manifold Phalor Real Estate, LLC  
10385 Busey Road NW  
Canal Winchester, OH 43110-8883

Maxim Construction Company  
7275 Lancaster Circleville Rd.  
Lancaster, OH 43130-9203

Microtel Inn & Suites  
480 Moxie Lane  
Delphos, OH 45833-9181

Donald E Miehls  
Tradesmen International, LLC  
9760 Shepard Road  
Macedonia, OH 44056-1124

Christopher J Minnillo  
1500 W Third Ave Suite 210  
Columbus, OH 43212-2817

Monarch Automative Inc  
1502 Wheeling Avenue  
Glen Dale, WV 26038-1732

(p)MONTGOMERY COUNTY ENVIRONMENTAL SERVICES  
1850 SPAULDING RD  
KETTERING OH 45432-3732

NIPSCO  
PO Box 13007  
Merrillville, IN 46411-3007

Ohio Bureau of Workers' Compensation  
Attn. Law Section Bankruptcy Unit  
P.O. Box 15667  
Columbus, OH 43215-0667

Ohio Department of Job and Family Svcs  
PO Box 182404  
Columbus, OH 43218-2404

Ohio Department of Taxation  
Attn: Bankruptcy Division  
PO Box 530  
Columbus, OH 43216-0530

Ohio Department of Taxation  
Bankruptcy Division  
P.O. Box 530  
Columbus, OH 43216-0530

(p)OHIO DEPARTMENT OF JOBS AND FAMILY SERVICE  
ATTN DONN D ROSENBLUM  
P O BOX 182404  
COLUMBUS OHIO 43218-2404

Ohio Valley Septic Inc.  
190 Valley View Drive  
Wheelersburg, WV 26070-1247

Progressive Electric  
Attn: Norm Daniels  
300 Summers Street, Suite 1270  
Charleston, WV 25301-1630

Progressive Electric, Inc.  
Daniels Law Firm, PLLC  
PO Box 1433  
Charleston, WV 25325-1433

Raze International  
4295 Central Ave.  
Shadyside, OH 43947-1276

Reisenfeld & Associates, LPC, LLC  
3962 Red Bank Road  
Cincinnati, OH 45227-3408

Ricop Construction Company  
2040 Fairwood Avenue  
Columbus, OH 43207-1735

Roetzel & Andress Co., LPA  
c/o Jeremy S. Young  
155 East Broad St., 12th Floor  
Columbus, OH 43215-3615

Christopher Charles Ross  
Pullin, Fowler, Flanagan, Brown & Poe  
901 Quarrier St.  
Charleston, WV 25301-2607

John J Rutter  
222 S Main St  
Akron, OH 44308-1533

SPEEDWAY LLC  
PO BOX 1590  
SPRINGFIELD OH 45501-1590

Jeffrey B Sams  
10400 Blacklick Eastern Road, Ste 140  
Pickerington, OH 43147-7702

Speedway  
PO Box 740587  
Cincinnati, OH 45274-0587

Alana Valle Tanoury  
Steptoe & Johnson PLLC  
41 S. High St., Suite 2200  
Columbus, OH 43215-6141

Tradesmen International, LLC  
9760 Shepard Road  
Macedonia, OH 44056-1124

Turtle Creek Properties, LLC  
Pullin, Fowler, Flanagan, Brown & Poe  
901 Quarrier St.  
Charleston, WV 25301-2607

UPS  
PO Box 7247-0244  
Philadelphia, PA 19170-0001

Verizon Wireless  
PO Box 25505  
Lehigh Valley, PA 18002-5505

Walter Beatty  
125 Hillcrest Drive  
Lancaster, OH 43130-7400

Waste Management  
2625 W Grandview Rd. Suite 150  
Phoenix, AZ 85023-3109

Webb Plumbing  
Attn: Stephen Hoyer  
22 Capital Street  
Charleston, WV 25301-2824

West Virginia State Tax Department  
PO Box 3694  
Charleston, WV 25336-3694

Zashin & Rich Co., LPA  
950 Main Ave., 4th Floor  
Cleveland, OH 44113-7215

newImage Business Cards  
121 Academy Ct.  
Gahanna, OH 43230-6138

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified  
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

BMW Financial Services NA LLC  
PO Box 3608  
Dublin OH 43016 OH 43016

Chris Davis  
Auction Ohio  
6511 Proprietors Road  
Worthington, OH 43085

Montgomery County Environmental Services  
1850 Spaulding Rd.  
Kettering OH 45432

Ohio Dept. of Job & Family Services  
Attn: Donn Rosenblum OUIO Tax Appeals  
P.O. Box 182404  
Columbus, OH 43218-2404

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d)Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

(u)J. Yankle Company, Ltd.

(u)Maxim Construction Company  
7275 Lancaster Circleville  
Lancaster

(d)Tradesmen International, LLC  
9760 Shepard Road  
Macedonia, OH 44056-1124

(u)Turtle Creek Properties, LLC

End of Label Matrix	
Mailable recipients	80
Bypassed recipients	5
Total	85

Label Matrix for local noticing

0648-2

Case 2:17-bk-50898

Southern District of Ohio

Columbus

Fri Jul 7 12:49:17 EDT 2017

Christal L Caudill

3757 Attucks Drive

Powell, OH 43065-6080

Thomas R Allen

Allen Kuehnle Stovall & Newman LLP

17 South High Street, Suite 1220

Columbus, OH 43215-3441

Caudill Law Group

3757 Attucks Dr.

Powell, OH 43065-6080

Asst US Trustee (Col)

Office of the US Trustee

170 North High Street

Suite 200

Columbus, OH 43215-2417

Indiana Department of Revenue

P.O. Box 7206

Indianapolis, IN 46207-7206

Internal Revenue Service

PO Box 7346

Philadelphia, PA 19101-7346

Kris-Krete Concrete

Attn: David Moore

PO Box 945

Charleston, WV 25323-0945

LJW-Ricop Enterprises Inc.

2040 Fairwood Avenue

Columbus, OH 43207-1735

Lee Westfell

Isaac Wiles Burkholder & Teetor LLC

Two Miranova Place, Suite 700

Columbus, OH 43215-5098

Ohio Bureau of Workers' Compensation

Attn: Law Section Bankruptcy Unit

P.O. Box 15667

Columbus, OH 43215-0667

Ohio Department of Job and Family Svcs

PO Box 182404

Columbus, OH 43218-2404

Ohio Department of Taxation

Attn: Bankruptcy Division

PO Box 530

Columbus, OH 43216-0530

Ohio Department of Taxation

Bankruptcy Division

P.O. Box 530

Columbus, OH 43216-0530

Progressive Electric

Attn: Norm Daniels

300 Summers Street, Suite 1270

Charleston, WV 25301-1630

Progressive Electric, Inc.

Daniels Law Firm, PLLC

PO Box 1433

Charleston, WV 25325-1433

Christopher Charles Ross

Pullin, Fowler, Flanagan, Brown & Poe

901 Quarrier St.

Charleston, WV 25301-2607

Turtle Creek Properties

P.O. Box 4454

Chapmanville, WV 25508-4454

Turtle Creek Properties

Pullin, Fowler, Flanagan, Brown & P

Attn: Christopher C. Ross, Esq.

901 Quarrier St.

Charleston, WV 25301-2607

Webb Plumbing

Attn: Stephen Hoyer

22 Capital Street

Charleston, WV 25301-2824

West Virginia State Tax Department

PO Box 3694

Charleston, WV 25336-3694

End of Label Matrix

Mailable recipients 20

Bypassed recipients 0

Total 20